



Flat B 11 West Street
Bridlington
YO15 3DX

TO LET

£420 pcm

2 Bedroom 1st Floor Apartment

Flat B, 11 West Street

Bridlington

YO15 3DX

LOCATION

The apartment is located at the harbour end of West Street, having immediate access therefore to the harbour, south side seafront, Spa Royal Hall and all its amenities.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

A first floor, two bedroomed apartment, suitable for a single person or couple seeking an apartment near Bridlington town centre and harbour.

This property is available for an initial period of six months and continuing thereafter subject to satisfactory conduct in the initial period.

COMMUNAL ENTRANCE

With intercom, stairs to first floor landing.

ENTRANCE HALL

25' 2" x 2' 7" (7.67m x 0.79m)

With radiator.

LOUNGE

14' 7" x 12' 9" (4.44m x 3.89m)

With bay window to front, electric wall mounted fire and radiator.

KITCHEN

12' 3" x 5' 4" (3.73m x 1.63m)

With base units, larder cupboard, worktop over, two wall mounted shelves, stainless steel sink with taps, space for fridge, washer and cooker, radiator, tiled flooring, tiled splashback, window to front elevation and ceiling spotlight.

BEDROOM 1

14' 1" x 8' 4" (4.29m x 2.54m)

With rear and side windows, radiator, freestanding wardrobe and wall mounted gas central heating boiler.

BEDROOM 2

12' 2" x 8' 4" (3.71m x 2.54m)

With radiator, built in cupboard and window to rear.

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

With electric shower, pedestal wash hand basin, WC, radiator, vinyl flooring, part tiled walls, loft access and electric wall heater.

SERVICES

All mains services connected or available.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £420.00

Damage Deposit: £484.61

Total: £904.61

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating E. Please note that the EPC was carried out prior to the gas central heating being installed, therefore it is likely if re-assessed the rating would be higher.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 52 sqm



■ Ulllyotts ■

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